

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, December 12, 2007

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of November 2007 meeting minutes.

Public Meeting

Minor Subdivision

Brookfield Plat

Applicant: Brookfield Development, LLC.
Location: 54 Beaver Avenue
Assessor's Plat: 358
Lots: 216 & 413
Zoning District: Residential A-7
Land Area: 15,258 square feet
Number of lots: 2
Engineer: Waterman Engineering Company
Ward: 5

The applicant is requesting preliminary approval to subdivide six abutting record lots totaling 15,258 square feet lot containing one residential structure to create two new lots, one conforming 7,723 square foot lot containing an existing dwelling and one conforming 7,535 square foot lot for the construction of a new single family home in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

1. Generally consistent with the Comprehensive Community Plan.

2. In compliance with the standards and provisions of the City’s Zoning Ordinance.
3. That there will be no significant negative environmental impacts from the proposed development.
4. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
5. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the stipulation that all trees located within the existing City right-of-way shall be preserved and protected with tree drip-line protection during construction.

Public Informational Meeting

Major Subdivision

Re-plat of Haswill Shore Plat

Applicant:	Carol and Sabatino Ranucci
Location:	Dan Street
Assessor’s Plat:	361
Lots:	256, 257, 258 & 871
Zoning District:	Residential A-40
Land Area:	33,118 square feet
Number of lots:	3
Engineer:	Ocean State Planners, Inc.
Ward:	6

The applicant is requesting master plan approval of a Major Subdivision to reconfigure four abutting nonconforming lots to create three lots; one lot with less than the required area, frontage and lot width with two residential structures having less than the required setbacks; two lots with less than the required area, frontage and lot width each lot having a single family dwelling with less than the required setbacks in a Residential A-40 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and;

1. Generally consistent with the Comprehensive Community Plan.

2. Not in compliance with the standards and provisions of the City's Zoning Ordinance therefore, requiring Zoning Board of Review approval to have one lot with less than the required area, frontage and lot width with two residential structures having less than the required setbacks and two lots with less than the required area, frontage and lot width each lot having a single family dwelling with less than the required setbacks.
3. That there will be no significant negative environmental impacts from the proposed development.
4. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
5. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Master Plan approval with the following stipulations:

1. That the applicant shall receive Zoning Board of Review approval to have one lot with less than the required area, frontage and lot width with two residential structures having less than the required setbacks; two lots with less than the required area, frontage and lot width each lot having a single family dwelling with less than the required setbacks.
2. That the final plan shall contain the following:
 - Graphic Scale.
 - Location and approximate size of houses on abutting lots.
 - Plat Card numbers in reference section.
 - Proposed ROW or the reference deed book and page of an existing ROW.
 - Add lots 256 & 257 to the title block.
 - Revise 13.50+/- distance on "Parcel B" to depict actual distance to closure line.
 - Note purpose of the subdivision.

Public Informational Meeting

Major Subdivision

Watson Plat

Applicant: Donald E. Watson
Location: 126 Woodbine Avenue
Assessor's Plat: 373
Lot(s): 88, 90 & 92
Zoning District: Residential A-15
Land Area: 30,000 square feet
Number of lots: 2
Engineer: Caito Corporation
Ward: 6

The applicant is requesting master plan approval to subdivide three lots with an existing single family dwelling to create two new lots; one conforming lot with an existing single family dwelling and one nonconforming lot with less than the required area in a Residential A-15 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations.

1. Generally consistent with the Comprehensive Community Plan.
2. Not in compliance with the standards and provisions of the City's Zoning Ordinance thereby requiring Zoning Board of Review approval to create an undersized lot for development.
3. That there will be no significant negative environmental impacts from the proposed development.
4. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
5. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant master plan approval with the following stipulations:

1. That the applicant shall receive Zoning Board of Review approval to create an undersized lot for development.
2. That the applicant shall record a deed restriction which prohibits the creation any additional lots from Lot 1 as a condition of the subdivision.
3. That the existing dwelling and the proposed new dwelling shall be connected to the Warwick Sewer System prior to issuance of a Certificate of Occupancy (C.O.).
4. That the developer shall plant one new street tree on Lot 1, size, species and location to be determined by the City Landscape Project Coordinator prior to issuance of a Certificate of Occupancy (C.O.).
5. That the final plan shall include the following notation that the 24” Beech Tree located on Lot 2 at the corner of Woodbine Avenue and Janice Road shall be preserved and protected with tree drip-line protection during construction.

Public Meeting

Request for an Extension

Bayside Condominiums

Applicant:	Centerville Builders, Inc.
Location:	Post Road
Assessor’s Plat:	366
Lot(s):	5, 6, & 66
Zoning District:	Planned District Residential A-10 and Open Space
Land Area:	9.50 acres
Number of lots:	2
Engineer:	Garafalo & Associates, Inc.
Ward:	7

The applicant is requesting extension of the master plan approval for the “Bayside Condominiums” project to subdivide three lots to create two lots, one lot “not for development” and one lot for construction of a 10-unit multi-family development with less than the required side yard setback.

The applicant is in the process of obtaining a Coastal Resources Management Council Assent.

Planning Department Findings

The Planning Department finds the following:

- 1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to

this project.

- 2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.
- 3) The Zoning Map designation for the subdivision has not changed since the time of the original application.
- 4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on March 22, 2009.

Request for an Extension

Centerville Commons

Applicant: Old Forge Properties, LLC.
Location: 171, 181 & 203 Centerville Road and Calef Street
Assessor's Plat: 246
Lot(s): 247, 250, 251, & 257
Zoning District: Office to Planned District Residential A-7
Land Area: 4.28 acres
Number of lots: 4
Engineer: Ocean State Planners, Inc.
Ward: 8

The applicant is requesting a Master Plan approval extension of the "Centerville Commons" decision to merge four lots and to allow for the development of 38-unit residential condominium complex recorded on December 15, 2005.

Planning Department Findings

The Planning Department finds the following:

- 1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.
- 2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.
- 3) The Zoning Map designation for the subdivision has not changed since the time of the original application.
- 4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

Planning Department Recommendation

The Planning Department recommendation to grant one **final extension** to expire on December 15, 2008.

Public Meeting

Request for a Reinstatement

Centerville Road Multi-family

Applicant: Charles Abosamra
Location: 724 Centerville Road
Assessor's Plat: 242
Lot(s): 7, 8 & 35
Zoning District: Residential A-15
Land Area: 2.72 Acres
Number of lots: 3
Engineer: Ocean State Planners, Inc.
Ward: 8

The applicant is requesting reinstatement of a master plan approval of a Major Land Development Project/Subdivision to merge three lots with an existing dwelling to allow for the development of ten residential condominiums in a Residential A-15 Zoning District.

Planning Department Findings

The Planning Department finds the following:

1. The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.
2. The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.
3. The Zoning Map designation for the subdivision has not changed since the time of the original application.
4. No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

Planning Department Recommendation

The Planning Department recommendation is to grant the requested reinstatement.

Street Abandonment

Portion of June Avenue

Petitioner: Robert Henninger
Location: Assessors Plat: 332 see attached map.
Ward: 4

Reason for Abandonment: The petitioner is currently encroaching on a portion of the paper street, June Avenue with fence, shed and gazebo. The petitioner wishes to annex that portion of June Avenue into his abutting property.

Recommendation: The City Engineering Office, Warwick Land Trust and Planning Department strongly object to the proposed abandonment. According to Planning Department records dating back to March of 1989, the intent of the June Avenue paper street was to preserve a stand of oak trees and provide public open space for the community. Abandonment of this section of June Avenue would not only eliminate the public open space would also enable the petitioner to further subdivide his property into an additional house lot.

The Planning Department strongly recommends the Planning Board forward a recommendation to deny the requested street abandonment to the Warwick City Council and request that the petitioner remove all encroachments from the City property.

Administrative Subdivision

Replat Map of Oakland Beach Plat: 375 Lots: 555 – 557, 432 & 433